

Ballard Short Plat Subdivision Developments [on LR1 lots]

Other Short Plats

- 924 NW 51st St
- 816 NW 53rd St
- 1532 NW 60th St
- 1706 NW 63rd St
- 1121 NW 56th St
- 1552 NW 63rd St
- 1537 NW 59th St
- 2050 NW 61st St
- 2212 NW 60th St
- 2230 NW 63rd St
- 2416 NW 64th St
- 804 NW 50th St
- 1737 NW 61st St
- 2020 NW 62nd St
- 2222 NW 62nd St
- 2223 NW 63rd St



Ballard Short Plat Subdivision Developments [on LR1 lots]

924 NW 51st..... MUP-17-036

<u>LIST OF PROPERTIES:</u>	<u>Short Plat #</u>	<u>ULSub#</u>	<u>Lot sizes (lot sq. ft.)</u>	<u>ULS unit count</u>
[1] 928 NW 51 st St	3024904	3026847	A) 3,393 & B) 1,601	4 units
[2] 2430/32 NW 60 th (BC)	3026112	3027944	A) 3,043 & B) 1,604	4 units
[3] 2424/26 NW 62 nd St	3024840	3027687	A) 3,398 & B) 1,600	4 units
[4] 2428/30 NW 63 rd (BC)	3026414	3029004	A) 3,398 & B) 1,600	4 units
[5] 2009/11 NW 64 th (BS) LBA3026214 ¹		See Note ¹	A) 3,434 & B) 2,961	5 units
[6] 2216/18 NW 64 th St	3024116	3026768	A) 3,398 & B) 1,601	4 units
[7] 2220/22 NW 64 th St	3028021	3030963 ¹	A) 3,397 & B) 1,601	4 units
[8] 809 NW 52 nd St (BC)	3027558	3030358 ⁴	A) 3,398 & B) 1,600	4 units

(BC) = Blueprint Capital Services

¹ The Lot Boundary Adjustment was under 6301 20th Ave NW to adjust the boundary between three parcels of land. Proposed parcel sizes are: A) 19,159 sq. ft.; B) 2,961 sq. ft.; C) 3,434 sq. ft.

² This included two SEPA reviews 3028046, 3028264, and two separate unit lot subdivisions 3029858, 3029857

³ In progress, pending water approval.

⁴ Application for Unit Lot Subdivision made on 12/28/2017; not granted to date of Feb 28, 2018.

404 / 01

SHORT SUBDIVISION NO. 3032733-LU

GRANTOR: MRN HOMES, LLC.

7556 12TH AVE. N.E.

SEATTLE, WA 98115

CONTACT PERSON:

IZABELLA PHILLIPS

206.297.0996

IZABELLAP@CHADWICKWINTERS.COM

GRANTEE: CITY OF SEATTLE

KING CO., WA.

ABBREVIATED LEGAL:

PARCEL Y, CITY OF
SEATTLE LBA NO.
3029914, VOL. 389,
PG. 290

PROPERTY ADDRESS: 4307 LINDEN AVE. N.

ASSESSOR'S PARCEL #: 5694000785

REFERENCE NO.'S FOR RELATED PROJECTS: 3029914-LU

APPROVAL:

CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
NATHAN TORGELSON, DIRECTOR

EXAMINED AND APPROVED THIS 26TH DAY OF APRIL 2019

BY: [Signature] DIRECTOR

NOTE:

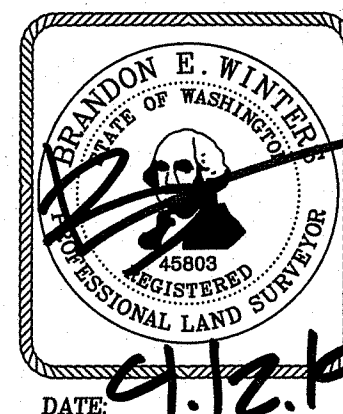
APPROVAL OF THIS SHORT SUBDIVISION BY THE DIRECTOR OF THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS UNDER CHAPTER 23.24 OF THE SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS 7th DAY OF MAY 2019

ASSESSOR: John Wilson

DEPUTY ASSESSOR: [Signature]

**W.U.C.I.O.A. DECLARATION**

THE FOLLOWING STATEMENT IS PROVIDED IF AND TO THE EXTENT THIS SHORT SUBDIVISION IS CONSTRUED AS A COMMON INTEREST COMMUNITY UNDER THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT ("WUCIOA"):

THE ONLY PORTIONS OF WUCIOA THAT APPLY TO THIS SHORT SUBDIVISION ARE RCW SECTIONS 64.90.020, 64.90.025, AND 64.90.030 BECAUSE:

- THIS SHORT SUBDIVISION CONTAINS NO MORE THAN TWELVE UNIT LOTS;
- THIS SHORT SUBDIVISION IS NOT SUBJECT TO ANY DEVELOPMENT RIGHTS AS THAT TERM DEFINED IN WUCIOA;
- ANNUAL AVERAGE ASSESSMENT (IF ANY IS ESTABLISHED) OF ALL PARCELS IN THIS SHORT SUBDIVISION RESTRICTED TO RESIDENTIAL USE, EXCLUDING OPTIONAL USER FEES AND INSURANCE PREMIUMS PAID BY THE ASSOCIATION (IF ANY), MAY NOT EXCEED THE AMOUNTS SPECIFIED IN RCW 64.90.075;
- THE DECLARANT FOR THIS SHORT SUBDIVISION HAS NOT ESTABLISHED OR STATED ANY ASSESSMENTS FOR THE PARCELS. HOWEVER, THIS SHORT SUBDIVISION MAY CONTAIN OBLIGATIONS ON THE OWNERS OF THE PARCELS FOR CERTAIN MAINTENANCE AND OTHER OBLIGATIONS OUTSIDE THE OWNER'S PARCEL. THE DECLARANT FOR THIS SHORT SUBDIVISION BELIEVES IN GOOD FAITH THAT THE COST OF THESE MAINTENANCE AND OTHER OBLIGATIONS WILL NOT EXCEED THE AMOUNT SPECIFIED IN RCW 64.90.075; AND
- THE LIMITATIONS STATED IN PARAGRAPH B ABOVE WILL NOT BE EXCEEDED PRIOR TO NINETY (90) DAYS AFTER THE DATE THE DECLARANT HAS CONVEYED SEVENTY-FIVE PERCENT (75%) OF THE PARCELS UNLESS APPROVED BY 90% OF THE OWNERS OF THE PARCELS OTHER THAN THE DECLARANT.

THIS SHORT SUBDIVISION IS A DECLARATION UNDER WUCIOA.

DECLARATION:

WE THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)] OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S). IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

NAME: MRN Homes

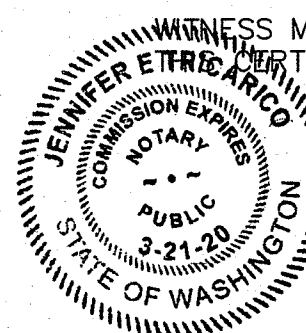
BY: [Signature] ITS Managing Member

STATE OF WASHINGTON)

COUNTY OF KING)
SS

ON THIS 18th DAY OF March 2019 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED Michael Nelson MEMBER OF MRN Homes LLC, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THEMSELVES, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN THE CERTIFICATE ABOVE WRITTEN.



NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Seattle WA

RECORDING CERTIFICATE

FILED FOR RECORD THIS 8th DAY OF May 2019
AT 8:50 A.M. IN VOLUME 404 OF SURVEYS,
PAGE 1-7 AT THE REQUEST OF CHADWICK & WINTERS.

DEPARTMENT OF RECORDS & ELECTIONS

MANAGER

SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MICHAEL NELSON.

IN April, 2019.

B.E. WINTERS, L.S. 45803

**CHADWICK
WINTERS**

LAND SURVEYING AND MAPPING

1422 N.W. 85TH ST., SEATTLE, WA 98117

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:

**NE 1/4, NW 1/4, SEC. 18, T. 25 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON**

REVISED: 10/10/18
17-5907XY.DWG

DRAWN BY: SAL

DATE: 10-10-18

PROJECT #: 17-5907

CHK. BY: RHW

SCALE: N/A

SHEET: 1 OF 7

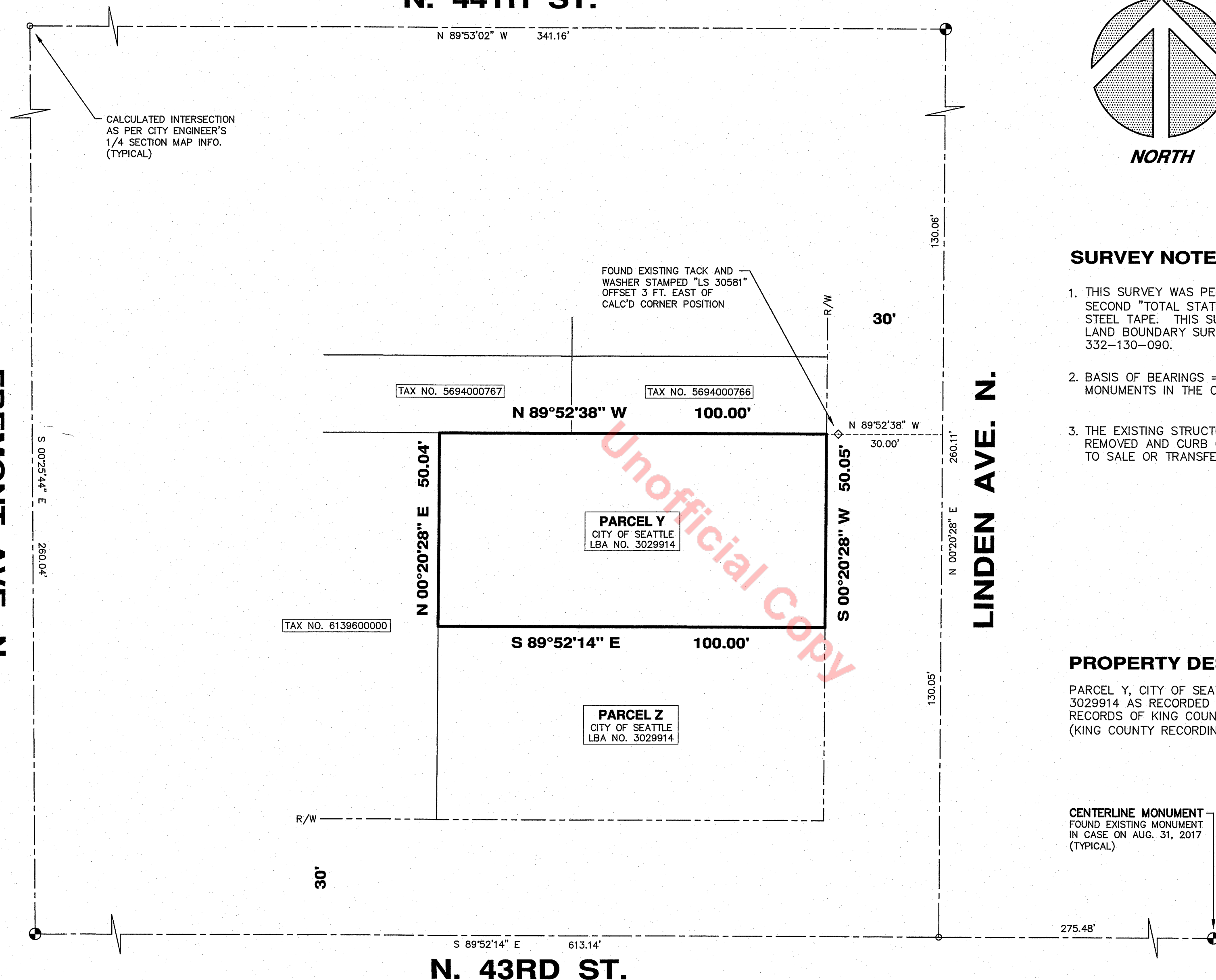
404 / 02

SHORT SUBDIVISION NO. 3032733-LU

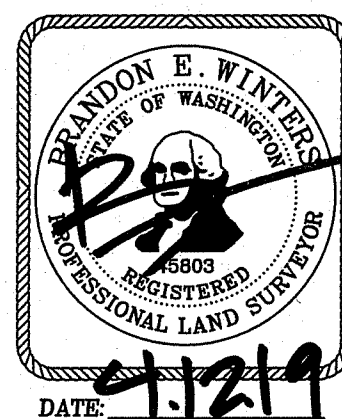
N. 44TH ST.

FREMONT AVE. N.

LINDEN AVE. N.



BLOCK & BOUNDARY DETAIL



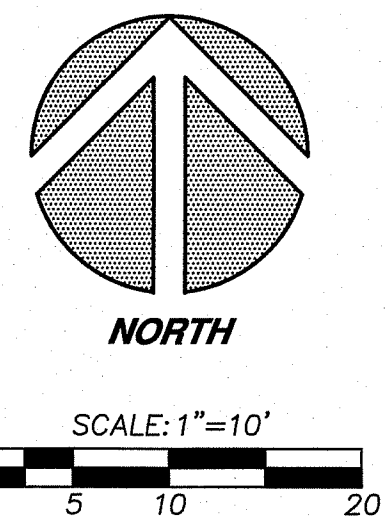
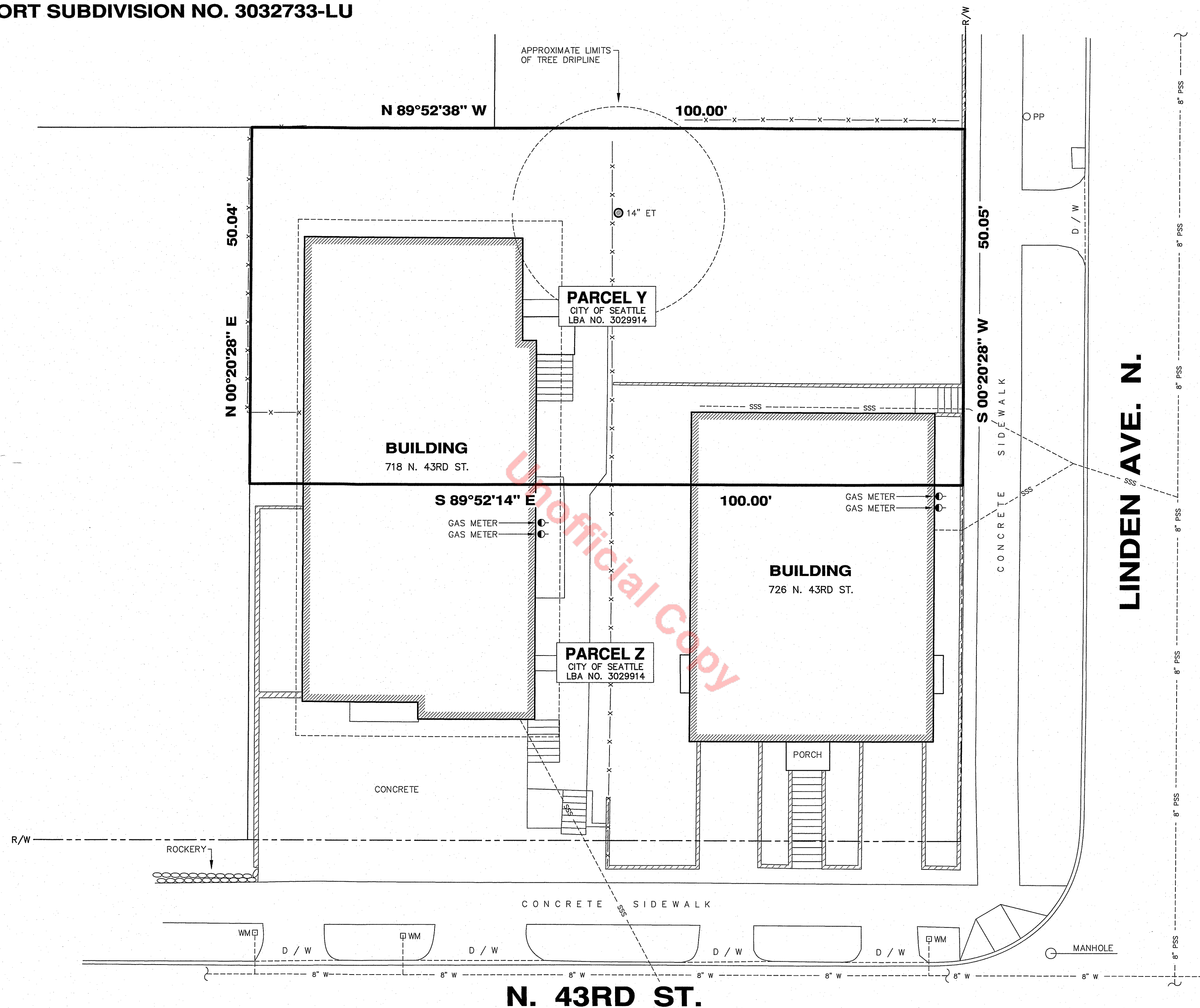
CHADWICK WINTERS
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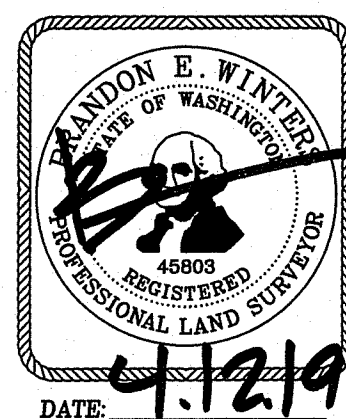
DRAWN BY: SAL	DATE: 01-03-18	PROJECT #: 17-5907
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 2 OF 7

404/03

SHORT SUBDIVISION NO. 3032733-LU



EXISTING SITE CONDITIONS DETAIL



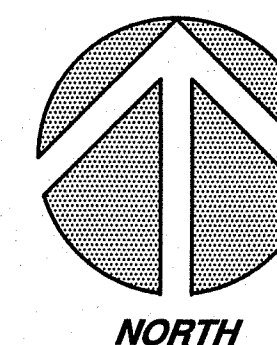
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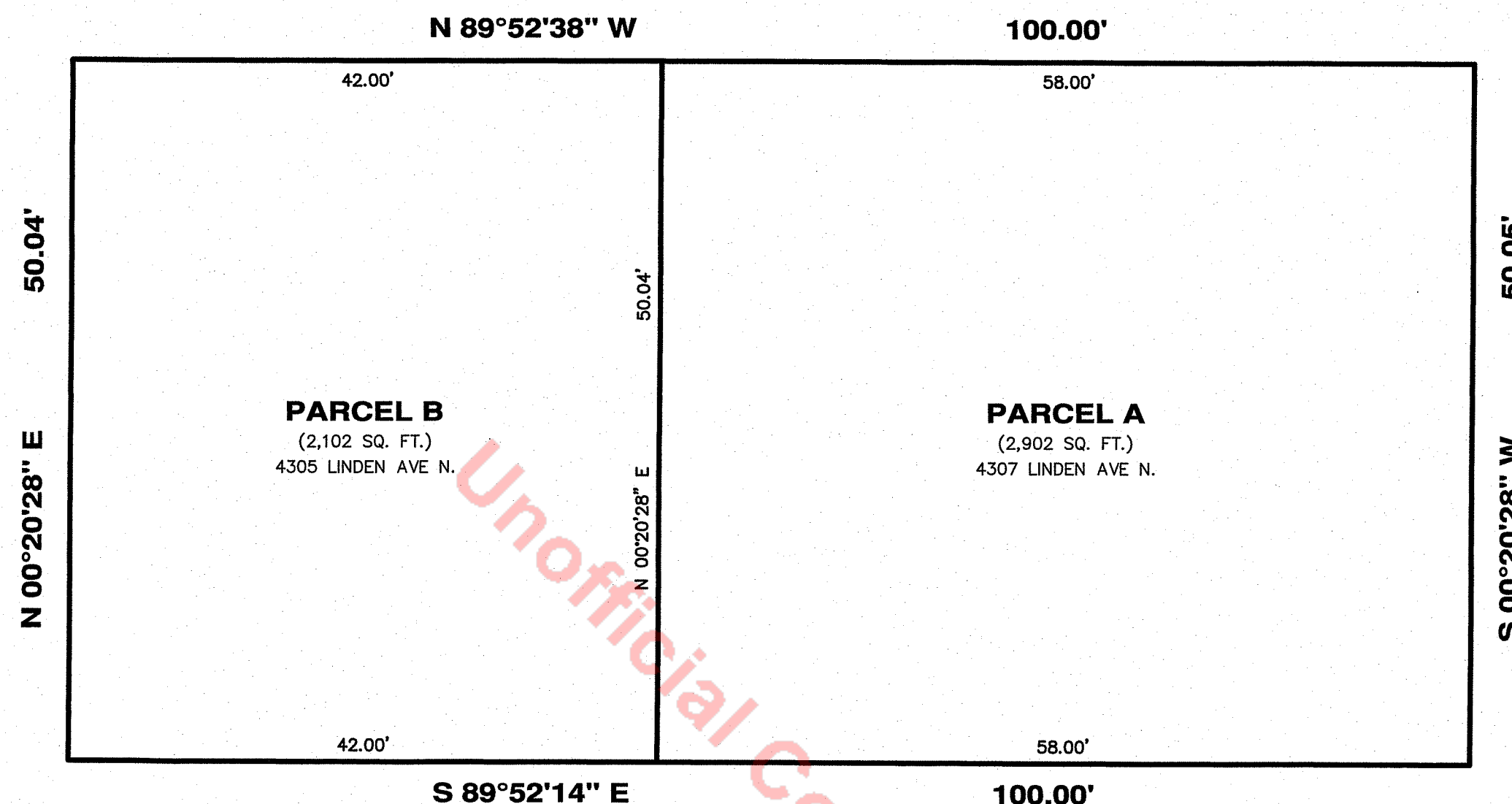
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CHK. BY: RHW	SCALE: 1" = 10'	SHEET: 3 OF 7

404 / 04

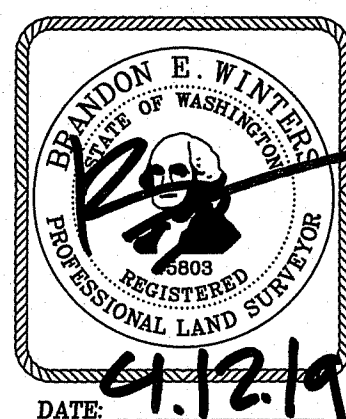
SHORT SUBDIVISION NO. 3032733-LU



SCALE: 1"=10'
0 5 10 20



SHORT SUBDIVISION DETAIL



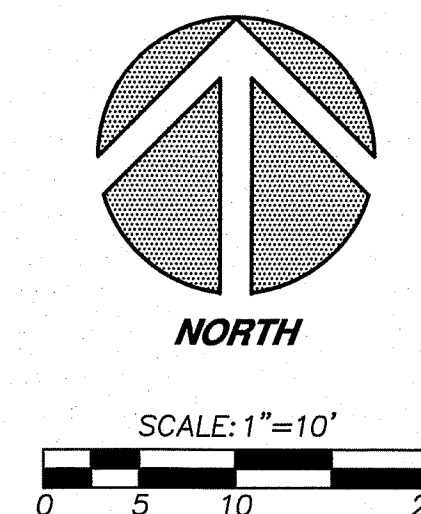
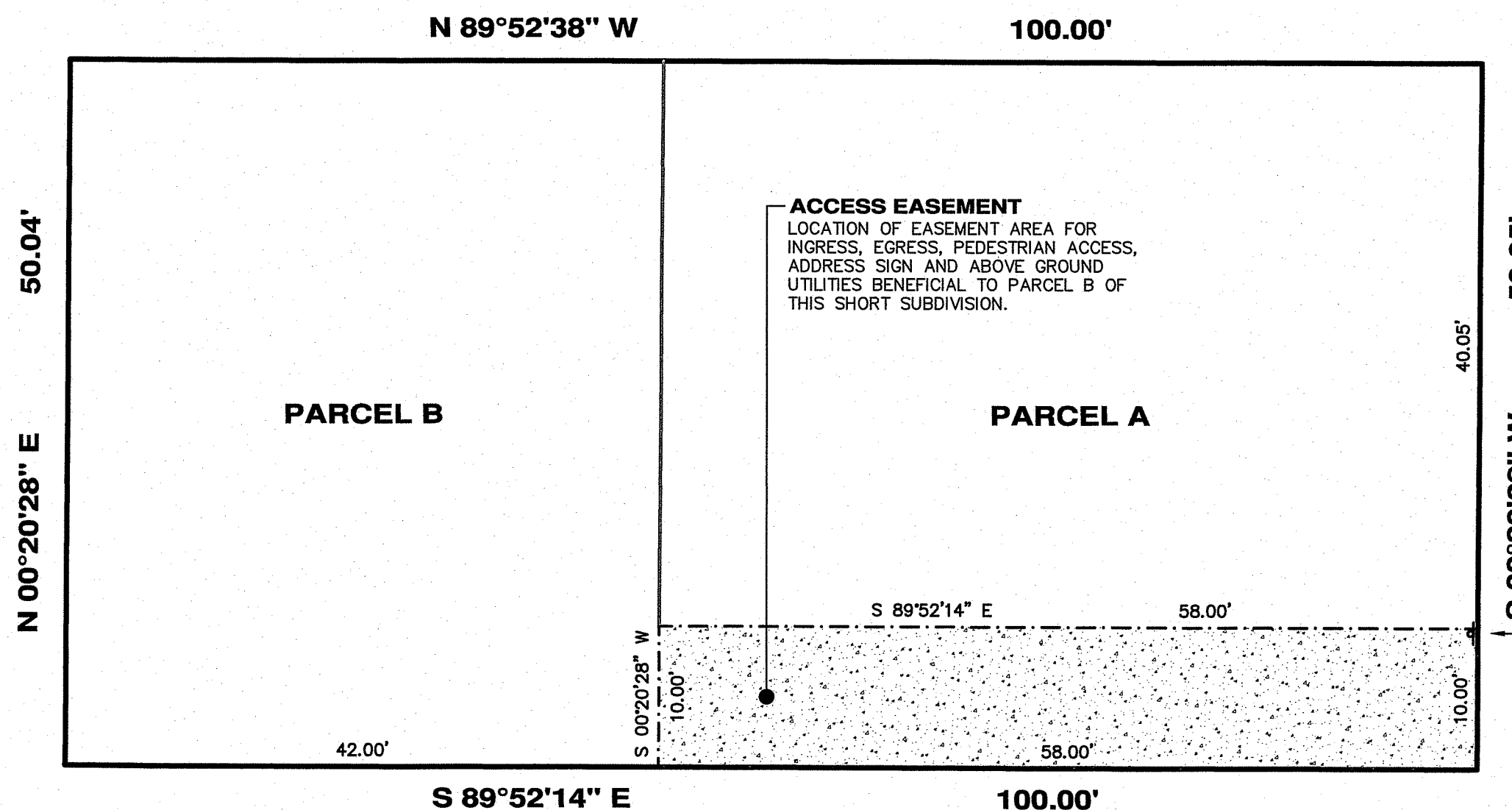
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KING COUNTY, WASHINGTON

17-5907YY.DWG
DRAWN BY: SAL DATE: 10-10-18 PROJECT #: 17-5907
CHK. BY: RHW SCALE: 1" = 10' SHEET: 4 OF 7

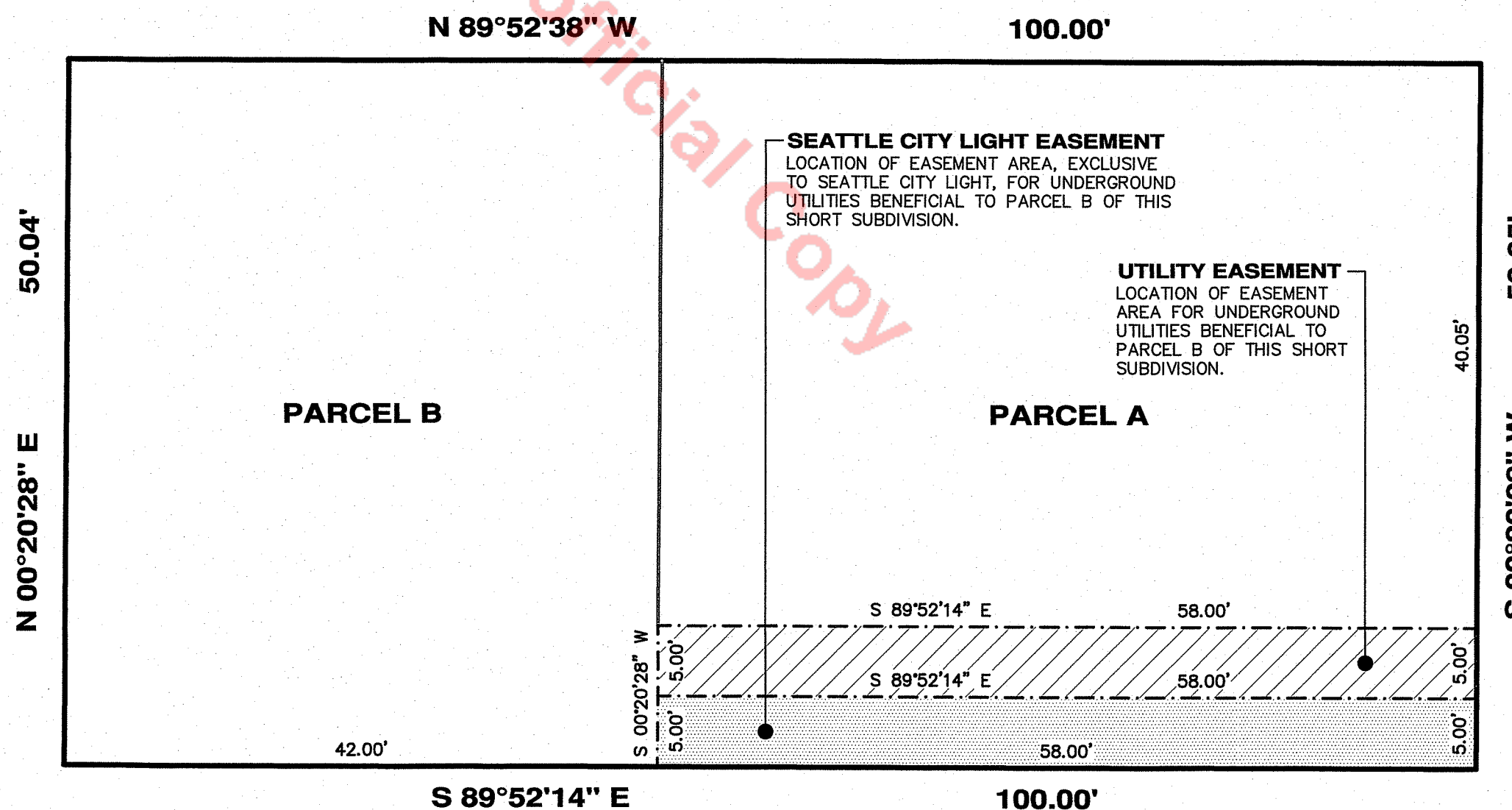
404/05

SHORT SUBDIVISION NO. 3032733-LU

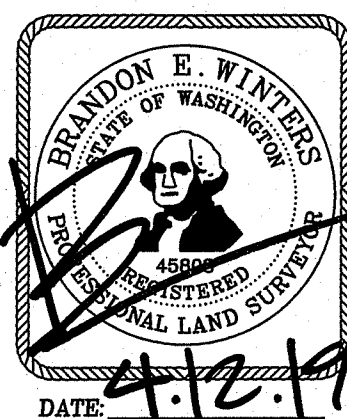


AN ADDRESS SIGN FOR PARCEL B IS TO BE POSTED AT A LOCATION VISIBLE FROM LINDEN AVE. N. AND IS TO BE MAINTAINED BY SAID PARCEL

ACCESS EASEMENT DETAIL



EASEMENT DETAILS



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KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 10-10-18	PROJECT #: 17-5907
CHK. BY: RHW	SCALE: 1" = 10'	SHEET: 5 OF 7

SHORT SUBDIVISION NO. 3032733-LU

PROPOSED PARCEL DESCRIPTIONS:

PARCEL A (2,902 SQ. FT.)

THAT PORTION OF PARCEL Y, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3029914 AS RECORDED IN VOLUME 389 OF SURVEYS, PAGE 290, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.E. CORNER OF SAID PARCEL Y; THENCE N 89°52'14" W, ALONG THE SOUTH LINE OF SAID PARCEL FOR A DISTANCE OF 58.00 FT.; THENCE N 00°20'28" E, 50.04 FT.; THENCE S 89°52'38" E, 58.00 FT.; THENCE S 00°20'28" W, 50.05 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, ADDRESS SIGN AND ABOVE GROUND UTILITIES AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AN EASEMENT FOR UNDERGROUND UTILITIES AS SHOWN AND DESCRIBED AS "UTILITY EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AN EASEMENT FOR UNDERGROUND UTILITIES, EXCLUSIVE TO SEATTLE CITY LIGHT AS SHOWN AND DESCRIBED AS "SEATTLE CITY LIGHT EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.

PARCEL B (2,102 SQ. FT.)

THAT PORTION OF PARCEL Y, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3029914 AS RECORDED IN VOLUME 389 OF SURVEYS, PAGE 290, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.W. CORNER OF SAID PARCEL Y; THENCE S 89°52'38" E, ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 42.00 FT.; THENCE S 00°20'28" W, 50.04 FT.; THENCE N 89°52'14" W, 42.00 FT.; THENCE N 00°20'28" E, 50.04 FT. TO THE **POINT OF BEGINNING**.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, ADDRESS SIGN AND ABOVE GROUND UTILITIES AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

TOGETHER WITH AN EASEMENT FOR UNDERGROUND UTILITIES AS SHOWN AND DESCRIBED AS "UTILITY EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

TOGETHER WITH AN EASEMENT FOR UNDERGROUND UTILITIES, EXCLUSIVE TO SEATTLE CITY LIGHT AS SHOWN AND DESCRIBED AS "SEATTLE CITY LIGHT EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.

ACCESS EASEMENT

AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, ADDRESS SIGN AND ABOVE GROUND UTILITIES BENEFICIAL TO PARCEL B OF THIS SHORT SUBDIVISION

THAT PORTION OF PARCEL Y, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3029914 AS RECORDED IN VOLUME 389 OF SURVEYS, PAGE 290, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.E. CORNER OF SAID PARCEL Y; THENCE N 89°52'14" W, ALONG THE SOUTH LINE OF SAID PARCEL FOR A DISTANCE OF 58.00 FT.; THENCE N 00°20'28" E, 10.00 FT.; THENCE S 89°52'14" E, 58.00 FT.; THENCE S 00°20'28" W, 10.00 FT. TO THE **POINT OF BEGINNING**.

UTILITY EASEMENT

AN EASEMENT FOR UNDERGROUND UTILITIES BENEFICIAL TO PARCEL B OF THIS SHORT SUBDIVISION

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COMMENCING AT THE S.E. CORNER OF SAID PARCEL Y; THENCE N 00°20'28" E, ALONG THE EAST LINE OF SAID PARCEL FOR A DISTANCE OF 5.00 FT. TO THE **POINT OF BEGINNING**; THENCE N 89°52'14" W, 58.00 FT.; THENCE N 00°20'28" E, 5.00 FT.; THENCE S 89°52'14" E, 58.00 FT.; THENCE S 00°20'28" W, 5.00 FT. TO THE **POINT OF BEGINNING**.

EASEMENT MAINTENANCE AGREEMENT

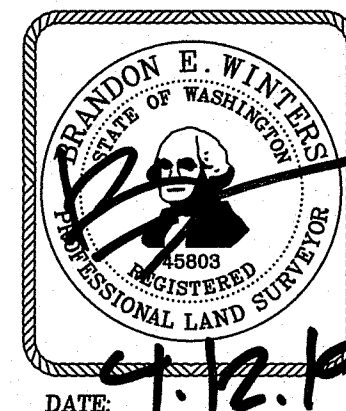
SAID EASEMENTS OF THIS SHORT PLAT TO BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE PARCELS HAVING LEGAL ACCESS AND UTILITY SERVICE THEREFROM AND THEIR HEIRS, ASSIGNS AND SUCCESSORS.

INDIVIDUAL UTILITY SERVICE LINES, INCLUDING STORM AND SANITARY SIDE SEWER LINES, ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE UNIT OR PARCEL THE INDIVIDUAL SERVICE LINE SERVES. UTILITY SERVICE LINES WHICH SERVICE MORE THAN ONE UNIT OR PARCEL SHALL BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE UNITS OR PARCELS SERVICED.

THIS MAINTENANCE AGREEMENT COVERS NORMAL USAGE, WEAR AND TEAR, AND LIFE EXPECTANCY OF MATERIALS. ANY DAMAGE INCURRED BY AN INDIVIDUAL OWNER SHALL BE REPAIRED AND/OR RESTORED TO PRE DAMAGED CONDITION WITHIN 30 DAYS. THE OWNER WHICH INCURRED THE DAMAGE SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIR OR REPLACEMENT OF THE MATERIALS. IN NO EVENT SHALL ACCESS OR UTILITY SERVICE BE DENIED OTHER PROPERTY OWNERS OF SAID EASEMENTS FOR MORE THAN 24 HOURS

ADDRESS SIGN MAINTENANCE AGREEMENT

ANY PARCEL BENEFITING FROM THE POSTING OF THE ADDRESS SIGN AS SHOWN HEREON IS RESPONSIBLE FOR THE MAINTENANCE, SHARING EQUALLY IN THE COST OF REPAIR AND/OR MAINTENANCE TO SAID ADDRESS SIGN.



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SURVEY IN:
NE 1/4, NW 1/4, SEC. 18, T. 25 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 10-10-18	PROJECT #: 17-5907
CHK. BY: RHW	SCALE: N/A	SHEET: 6 OF 7

SHORT SUBDIVISION NO. 3032733-LU

SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE LAND USE ACTION NO. 3032733-LU
EXCLUSIVE EASEMENT (UNDERGROUND)
KING COUNTY ASSESSOR'S TAX PARCEL NO. 5694000785

THE OWNER OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS LAND USE ACTION ("GRANTOR") HEREBY GRANTS TO THE CITY OF SEATTLE ("GRANTEE") AND THE RIGHT, PRIVILEGE AND AUTHORITY (AN "EASEMENT") TO INSTALL, CONSTRUCT, ERECT, RECONSTRUCT, ALTER, IMPROVE, REMOVE, REPAIR, REPLACE, ENERGIZE, OPERATE, AND MAINTAIN UNDERGROUND ELECTRIC DISTRIBUTION FACILITIES, WHICH MAY CONSIST OF, BUT ARE NOT LIMITED TO: POLES WITH BRACES, GUY WIRES AND ANCHORS, CROSS ARMS, TRANSFORMERS, DUCTS, VAULTS, MANHOLES, SWITCHES, CABINETS, CONTAINERS, CONDUITS, WIRES AND OTHER CONVENIENT APPURTENANCES NECESSARY TO MAKE SAID UNDERGROUND DISTRIBUTION FACILITIES AN INTEGRATED ELECTRIC SYSTEM ("ELECTRIC SYSTEM"). ALL SUCH ELECTRIC SYSTEM SHALL BE LOCATED ACROSS, UPON AND UNDER THE REAL PROPERTY DESCRIBED WITHIN THIS LAND USE ACTION ("PROPERTY") SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL Y, CITY OF SEATTLE LOT BOUNDARY ADJUSTMENT NO. 3029914 AS RECORDED IN VOLUME 389 OF SURVEYS, PAGE 290, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.E. CORNER OF SAID PARCEL Y; THENCE N 89°52'14" W, ALONG THE SOUTH LINE OF SAID PARCEL FOR A DISTANCE OF 58.00 FT.; THENCE N 00°20'28" E, 5.00 FT.; THENCE S 89°52'14" E, 58.00 FT.; THENCE S 00°20'28" W, 5.00 FT. TO THE **POINT OF BEGINNING**.

(ALSO BEING KNOWN AS THE SEATTLE CITY LIGHT EASEMENT LYING WITHIN PARCEL A OF THIS CITY OF SEATTLE NO. 3032733-LU.)

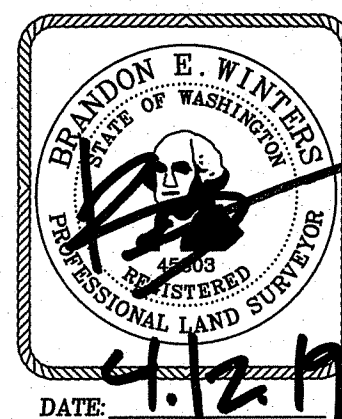
TOGETHER WITH GRANTEE'S AND ITS ASSIGNS' UNRESTRICTED RIGHT OF ACCESS TO AND FROM THE PROPERTY FOR THE PURPOSES OF EXERCISING ITS RIGHTS GRANTED HEREIN.

TOGETHER WITH GRANTEE'S AND ITS ASSIGNS' RIGHT TO CUT AND TRIM BRUSH, TREES OR OTHER PLANTS STANDING OR GROWING UPON THE PROPERTY WHICH, IN THE OPINION OF THE GRANTEE, INTERFERE WITH THE MAINTENANCE OR OPERATION OF, OR CONSTITUTE A MENACE OR DANGER TO, THE ELECTRIC SYSTEM.

GRANTOR, ITS SUCCESSORS AND ASSIGNS, COVENANTS AND AGREES THAT NO STRUCTURE OR FIRE HAZARDS WILL BE BUILT OR PERMITTED WITHIN THE EASEMENT AREA(S) DESCRIBED ABOVE; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE PROPERTY WHICH WILL IN ANY MANNER DISTURB GRANTEE'S ELECTRIC SYSTEM OR ITS SOLIDITY OR UNEARTH ANY PORTION THEREOF; AND THAT NO BLASTING OR DISCHARGE OF ANY EXPLOSIVES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF THE ELECTRIC SYSTEM.

THE CITY OF SEATTLE SHALL BE RESPONSIBLE, AS PROVIDED BY LAW, FOR ANY DAMAGE TO THE GRANTOR THROUGH ITS NEGLIGENCE IN THE CONSTRUCTION, MAINTENANCE AND OPERATION OF THE ELECTRIC SYSTEM.

THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL THE GRANTEE PERMANENTLY REMOVES ITS ELECTRIC SYSTEM FROM THE PROPERTY OR PERMANENTLY ABANDONS THE ELECTRIC SYSTEM, AT WHICH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.



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SURVEY IN:		
NE 1/4, NW 1/4, SEC. 18, T. 25 N., R. 4 E., W.M. KING COUNTY, WASHINGTON		
DRAWN BY: SAL	DATE: 10-10-18	PROJECT #: 17-5907
CHK. BY: RHW	SCALE: N/A	SHEET: 7 OF 7

401 / 102

SHORT SUBDIVISION NO. 3032713-LU

GRANTOR (Owners): CRAFTED DESIGN BUILD, LLC CONTACT PERSON: AKASHA WHOOLERY
400 112TH AVE NE, SUITE 300
GRANTEE: CITY OF SEATTLE BELLEVUE, WA 98004
KING COUNTY, WASHINGTON PH. 206-660-5604

<u>10</u>	<u>15</u>	<u>GILMAN PARK</u>	<u>3-40</u>
LOTS	BLOCK	SUBDIVISION	VOL. PG.
(SECTION)		(TOWNSHIP)	(RANGE)

FOR COMPLETE LEGAL DESCRIPTIONS, SEE PAGE 1 OF 4
ASSESSOR'S PROPERTY TAX PARCEL/ACCOUNT #276760-1695

REFERENCE NUMBERS FOR RELATED PROJECTS:

DECLARATION:

We the undersigned, owner(s) in fee simple
[and contract purchaser(s)] of the land
herein described do hereby make a short subdivision thereof
pursuant to RCW 58.17.060 and declare this short plat to be the
graphic representation of same, and that said short subdivision
is made with free consent and in accordance with the desire
of the owner(s).

In Witness whereof we have set our hands and seals.

NAME Chris Lewis, owner NAME _____

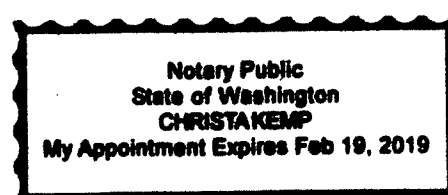
STATE OF WASHINGTON, }
County of King } ss.

On this day personally appeared before me

Chris Lewis, owner of Crafted Design Build LLC

to me known to be the individuals described in and who executed
the within and foregoing instrument and acknowledged that
signed the same as free and voluntary act and
deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 31st day
of January, 2019



Christa Kemp
Signature
Christa Kemp
Printed Name
NOTARY PUBLIC in and for the
State of Washington, residing
at FSBWA, Seattle WA
Commission Expires 02-19-2019

APPROVAL

CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTIONS
NATHAN TORGELSON, DIRECTOR

Examined and approved this 25th day of

March 2019
By Malli Anderson Director

(Note: Approval of this short subdivision by the Director
of the Seattle Department of Construction & Inspections under
Chapter 23.24 of the Seattle Municipal Code, as amended,
is not to be construed as satisfaction of
any other applicable legislation or regulations.)

KING COUNTY DEPARTMENT OF ASSESSMENTS

Examined and approved this 28th day of
MARCH, 2019

John Wilson [Signature]
Assessor Deputy Assessor

RECORDING CERTIFICATE

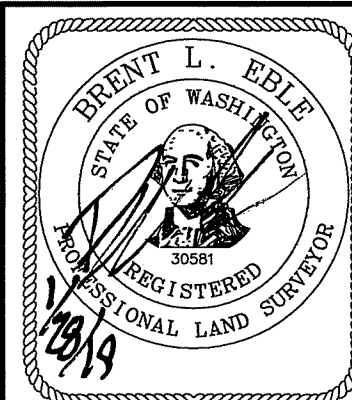
Filed for record this 29th day of March
2019 at 9:34 A.M. in Book 401 of Surveys
at Page 102-105 Records of KING County,
Washington at the request of BRENT EBLE

Auditor [Signature] Deputy Auditor [Signature]

SURVEYOR'S CERTIFICATE

This map represents a survey made by me or
under my direction in conformance with the
requirements of the Survey Recording Act at
the request of CRAFTED DESIGN BUILD, LLC
in JANUARY, 2019

Certificate Number 30581



RECORD OF SURVEY

Crafted Design Build, LLC
2213 Northwest 63rd Street
Seattle, WA 98107

PARCEL B (PROPOSED)

THAT PORTION OF LOT 10, BLOCK 15, GILMAN PARK ADDITION
TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF,
RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF
KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10;
THENCE S 00°00'04" E ALONG THE EAST MARGIN OF SAID LOT
10, 68.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE N 89°56'51" W, 50.00 FEET TO THE WEST MARGIN OF
SAID LOT 10 THEREOF;
THENCE S 00°00'06" E ALONG SAID MARGIN, 32.05 FEET TO
THE SOUTH MARGIN OF SAID LOT 10;
THENCE S 89°56'15" E ALONG SAID MARGIN, 50.00 FEET TO
THE EAST MARGIN OF SAID LOT 10 THEREOF;
THENCE N 00°00'04" W ALONG SAID MARGIN, 32.06 FEET TO
THE TRUE POINT OF BEGINNING;

CONTAINING IN ALL 1,602.6 SQUARE FEET.

SUBJECT TO AND TOGETHER WITH A INGRESS, EGRESS, UTILITY
AND CITY LIGHT EASEMENT FOR THE BENEFIT OF ALL PARCELS
WITHIN CITY OF SEATTLE SHORT SUBDIVISION NUMBER
3032713-LU OVER, UNDER AND ACROSS THAT PORTION OF
SAID LOT 10, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10;
THENCE S 00°00'04" E ALONG THE EAST MARGIN OF SAID LOT
10, 75.00 FEET;
THENCE N 89°56'51" W, 40.00 FEET;
THENCE N 00°00'04" W, 26.00 FEET;
THENCE S 89°56'51" E, 30.00 FEET;
THENCE N 00°00'04" W, 42.00 FEET;
THENCE N 35°31'14" W, 8.61 FEET TO THE NORTH MARGIN OF
SAID LOT 10 THEREOF;
THENCE S 89°56'52" E ALONG SAID MARGIN, 15.00 FEET TO
THE POINT OF BEGINNING, COSTS OF MAINTENANCE AND REPAIR
OF SAID EASEMENT AREA SHALL BE SHARED EQUALLY BY
PARCEL OWNER(S) HAVING ACCESS AND USE OF SAID
EASEMENT AREA;

ALSO TOGETHER WITH AN ADDRESS SIGN AND SIGN
MAINTENANCE EASEMENT OVER AND ACROSS THE NORTH 2.00
FEET OF THE EAST 2.00 FEET OF PARCEL A OF SAID SHORT
SUBDIVISION THEREOF.

CONDITIONS - SHORT SUBDIVISION

AN EASEMENT HAS BEEN GRANTED TO SEATTLE CITY LIGHT AS SHOWN
ON PAGE 2 OF 4.

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198 FAX (425) 357-0750
Email: emeraldpls@aol.com

SURVEY IN N.W. 1/4, N.E. 1/4,
SEC. 11, T. 25N., R. 3E.

DWN. BY: BLE	DATE: 1/28/19	JOB NO. 18619
CHK. BY: EBLE	SCALE: 1" = 20'	SHEET 1 OF 4

401 / 103

SHORT SUBDIVISION NO. 3032713-LU

CITY OF SEATTLE SHORT SUBDIVISION NO. 3032713-LU
EASEMENT (Overhead and Underground)
King County Assessor/s Tax Parcel No. 276760-1695

THIS EASEMENT GRANTS to the City of Seattle (hereafter referred to as Grantee), its successors and assigns, the right, privilege and authority to install, construct, erect, alter, improve, remove, repair, energize, operate and maintain electric overhead and underground distribution facilities, which consist of poles with braces, guys and anchors, cross arms, transformers, ducts, vaults, manholes, switches, cabinets, containers, conduits, wires and other necessary or convenient appurtenances to make said underground and overhead installations an integrated electric system. All such electric system may be located anywhere across, over, upon and under the following described lands and premises ("Property") situated in the County of King, State of Washington:

THE INGRESS AND EGRESS EASEMENT AS SHOWN OVER, UNDER AND ACROSS THAT PORTION OF PARCELS A AND B, CITY OF SEATTLE SHORT SUBDIVISION NUMBER 3032713-LU.

Together with the right at all times to the Grantee, its successors and assigns, of ingress to and egress from the Property for the purpose of installing, constructing, reconstructing, repairing, removing, renewing, altering, changing, patrolling, energizing and operating said electric system.

Together with the right at all times to the Grantee, its successors and assigns, to cut and trim brush, trees or other plants standing or growing upon the Property which, in the opinion of the Grantee, interfere with the maintenance or operation of the system, or constitute a menace or danger to said electric system.

It is further covenanted and agreed that no structure or fire hazards will be erected or permitted within the above described Property, other than those proposed structures shown on this subdivision, without prior written approval from the Grantee, its successors and assigns; that no digging will be done or permitted within the Property which will in any manner disturb Grantee's facilities or their solidity or unearth any portion thereof; and that no blasting or discharge of any explosives will be permitted within fifty (50) feet of Grantee's facilities.

The City of Seattle is to be responsible, as provided by law, for any damage to the Grantor through its negligence in the construction, maintenance and operation of said electric system.

The rights, title, privileges and authority hereby granted shall continue and be in force until such time as the Grantee, its successors and assigns shall permanently remove said electric system from said lands or shall otherwise permanently abandon said electric system, at which time all such rights, title, privileges and authority hereby granted shall terminate.

Unofficial Copy

EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198 FAX (425) 357-0750
Email: emeraldpls@aol.com

RECORDING CERTIFICATE

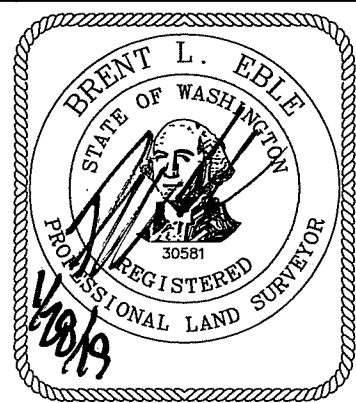
Filed for record this ____ day of _____
20__ at _____ M in Book _____ of Surveys
at Page _____, Records of _____ KING _____ County,
Washington at the request of BRENT EBLE

Auditor _____ Deputy Auditor _____

SURVEYOR'S CERTIFICATE

This map represents a survey made by me or
under my direction in conformance with the
requirements of the Survey Recording Act at
the request of CRAFTED DESIGN BUILD, LLC
in JANUARY, 2019

Certificate Number 30581



RECORD OF SURVEY

Crafted Design Build, LLC
2213 Northwest 63rd Street
Seattle, WA 98107

SURVEY IN N.W. 1/4, N.E. 1/4,
SEC. 11, T. 25N., R. 3E.

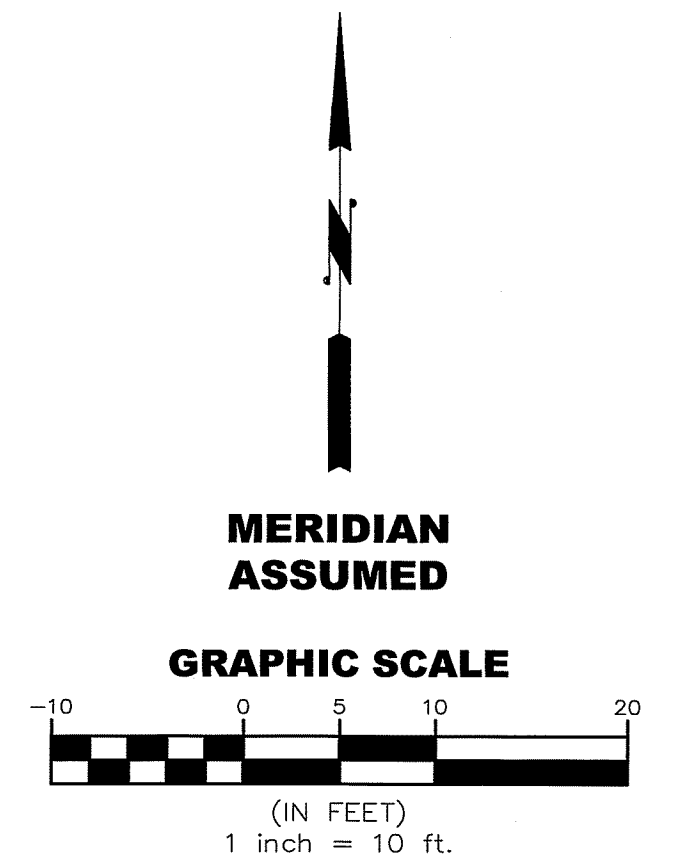
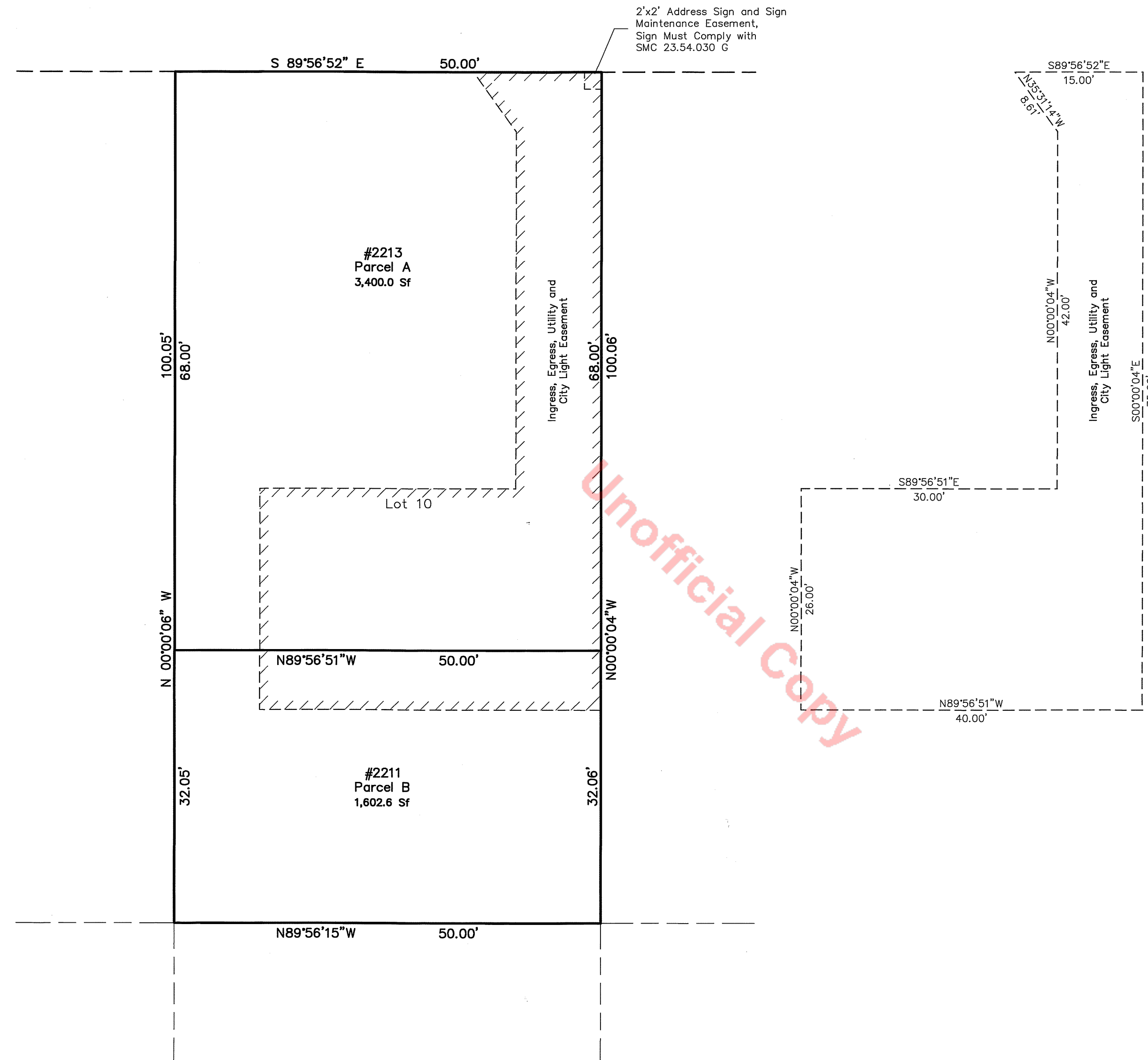
DWN. BY: BLE	DATE: 1/28/19	JOB NO. 18619
CHK. BY: EBLE	SCALE: 1"= 20'	SHEET 2 OF 4

DWN. BY: BLE	DATE: 1/28/19	JOB NO. 18619
CHK. BY: EBLE	SCALE: 1"= 20'	SHEET 3 OF 4

401/105

SHORT SUBDIVISION NO. 3032713-LU

Northwest 63rd Street



EMERALD LAND SURVEYING, INC.

PO BOX 13694 MILL CREEK, WA. 98082
PH. (425) 359-7198 FAX (425) 357-0750
Email: emeraldpls@aol.com

RECORDING CERTIFICATE

Filed for record this ____ day of ____
20__ at ____ M in Book ____ of Surveys
at Page ____, Records of ____ KING ____ County,
Washington at the request of BRENT EBLE

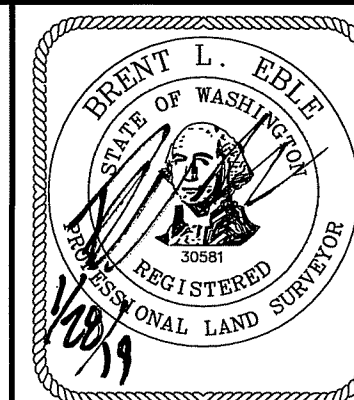
Auditor

Deputy Auditor

SURVEYOR'S CERTIFICATE

This map represents a survey made by me or
under my direction in conformance with the
requirements of the Survey Recording Act at
the request of CRAFTED DESIGN BUILD, LLC
in JANUARY, 2019

Certificate Number 30581



RECORD OF SURVEY

Crafted Design Build, LLC
2213 Northwest 63rd Street
Seattle, WA 98107

SURVEY IN N.W. 1/4, N.E. 1/4,
SEC. 11, T. 25N., R. 3E.

DWN. BY:
BLE

DATE:
1/28/19

JOB NO.
18619

CHK. BY:
EBLE

SCALE:
1" = 10'

SHEET 4 OF 4

SHORT SUBDIVISION NO. 3028370

GRANTOR: CARMEN MCCAFFERTY
924 N.W. 51ST. ST.
SEATTLE, WA. 98107

CONTACT PERSON: BRANDON WINTERS
206.297.0996
BRANDONW@CHADWICKWINTERS.COM

GRANTEE: CITY OF SEATTLE
KING CO., WA.

ABBREVIATED LEGAL: LOT 16, BLOCK 150,
GILMAN PARK
VOL. 3, PG. 40

PROPERTY ADDRESS: 924 N.W. 51ST. ST.

ASSESSOR'S PARCEL #: 2768301230

REFERENCE NO.'S FOR RELATED PROJECTS:

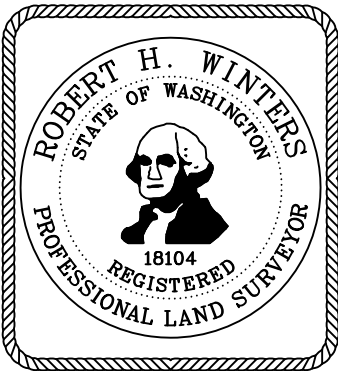
APPROVAL: CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
NATHAN TORGELSON, DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2017
BY: _____ DIRECTOR

NOTE:
APPROVAL OF THIS SHORT SUBDIVISION BY THE DIRECTOR OF THE SEATTLE
DEPARTMENT OF CONSTRUCTION AND INSPECTIONS UNDER CHAPTER 23.24 OF THE
SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION
OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____ 2017
ASSESSOR: _____
DEPUTY ASSESSOR: _____



DATE: _____

EXISTING LEGAL DESCRIPTION (4,994 SQ.FT.)

LOT 16, BLOCK 150, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS,
PAGE 40, RECORDS OF KING COUNTY, WA.

NOTES:

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. BASIS OF BEARINGS = S 00°01'11" E BETWEEN THE TWO FOUND MONUMENTS IN THE CENTERLINE OF 9TH AVE. N.W. AS SHOWN HEREON.
3. ALL EXISTING STRUCTURES AS SHOWN ON SHEET 3 ARE TO BE LEGALLY REMOVED UNDER SEPARATE PERMIT PRIOR TO THE SALE OR TRANSFER OF ANY PARCEL WITHIN THIS SHORT SUBDIVISION.

DECLARATION:

WE THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)]
OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF
PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT PLAT TO BE THE GRAPHIC
REPRESENTATION OF SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE
FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).
IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

NAME: _____
NAME: _____

STATE OF WASHINGTON) SS
COUNTY OF KING)

ON THIS _____ DAY OF _____ 2017 BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED
AND SWORN, PERSONALLY APPEARED CARMEN MCCAFFERTY, TO ME KNOWN TO BE
THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT
FOR THEMSELVES, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED
THE SAME AS THEIR VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN
MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN
THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____

RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____ 2017
AT _____ M. IN VOLUME _____ OF SURVEYS,
PAGE _____ AT THE REQUEST OF CHADWICK & WINTERS.

DEPARTMENT OF RECORDS & ELECTIONS

MANAGER _____ SUPT. OF RECORDS _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE
BY ME OR UNDER MY DIRECTION IN CONFORMANCE
WITH THE REQUIREMENTS OF THE SURVEY RECORDING
ACT AT THE REQUEST OF CARMEN MCCAFFERTY.
IN _____, 2017.

R.H. WINTERS, L.S. 18104

CHADWICK
WINTERS

LAND SURVEYING AND MAPPING

1422 N.W. 85TH ST., SEATTLE, WA 98117

PHONE: 206.297.0996

FAX: 206.297.0997

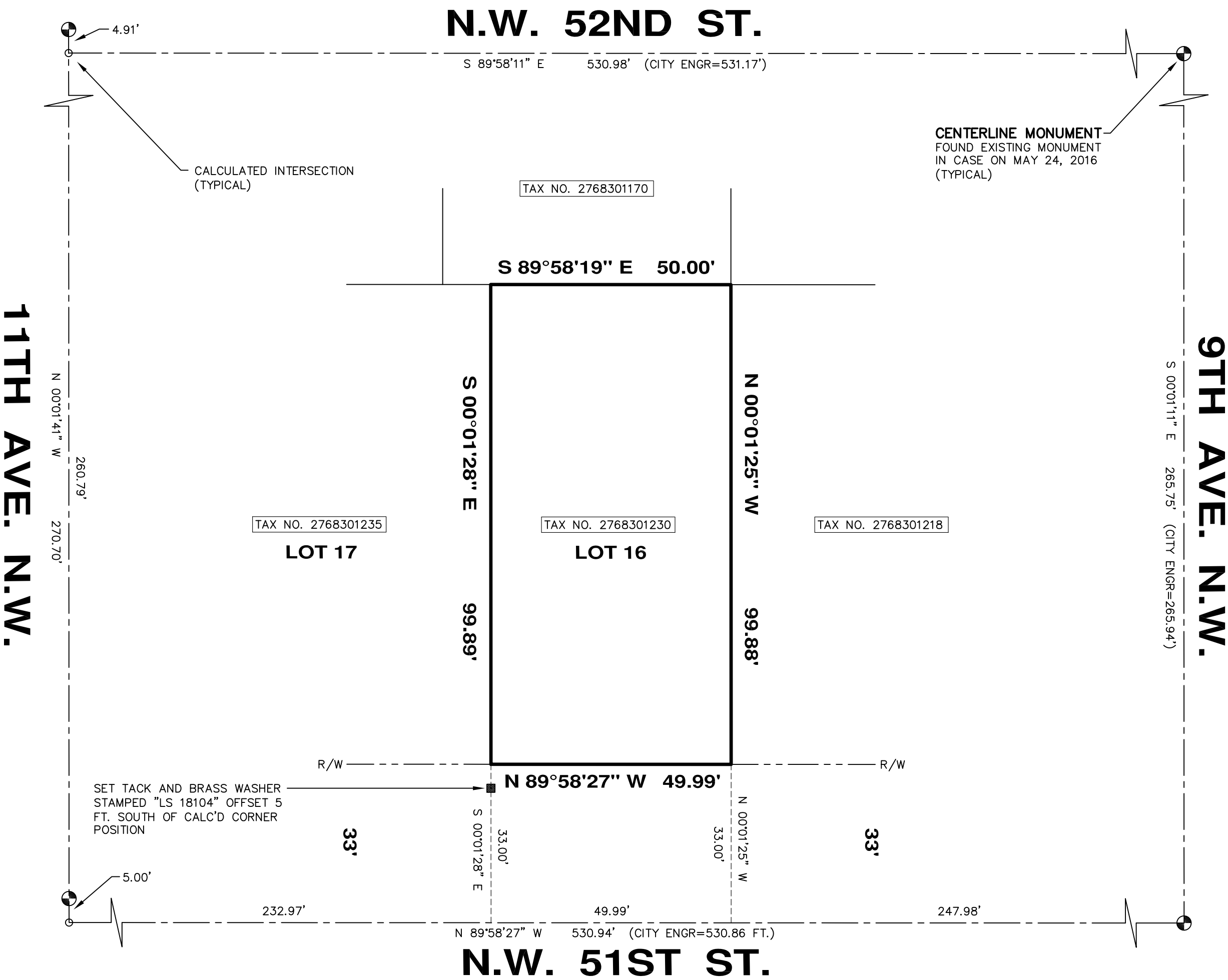
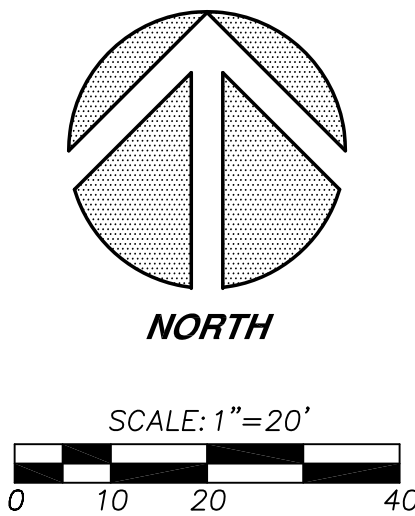
WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:

NE 1/4, SW 1/4, SEC. 12, T. 25 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON

17-5792X.DWG

DRAWN BY: SAL	DATE: 06-12-17	PROJECT #: 17-5792
CHK. BY: RHW	SCALE: N/A	SHEET: 1 OF 5



BLOCK & BOUNDARY DETAIL

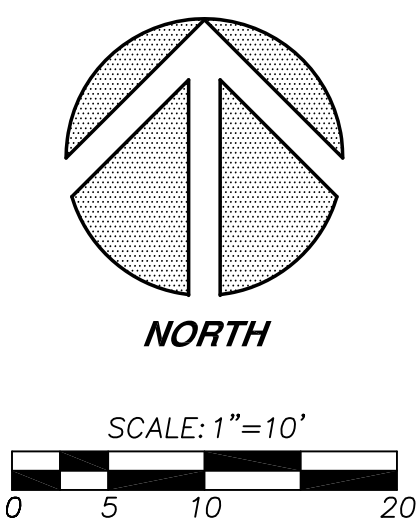
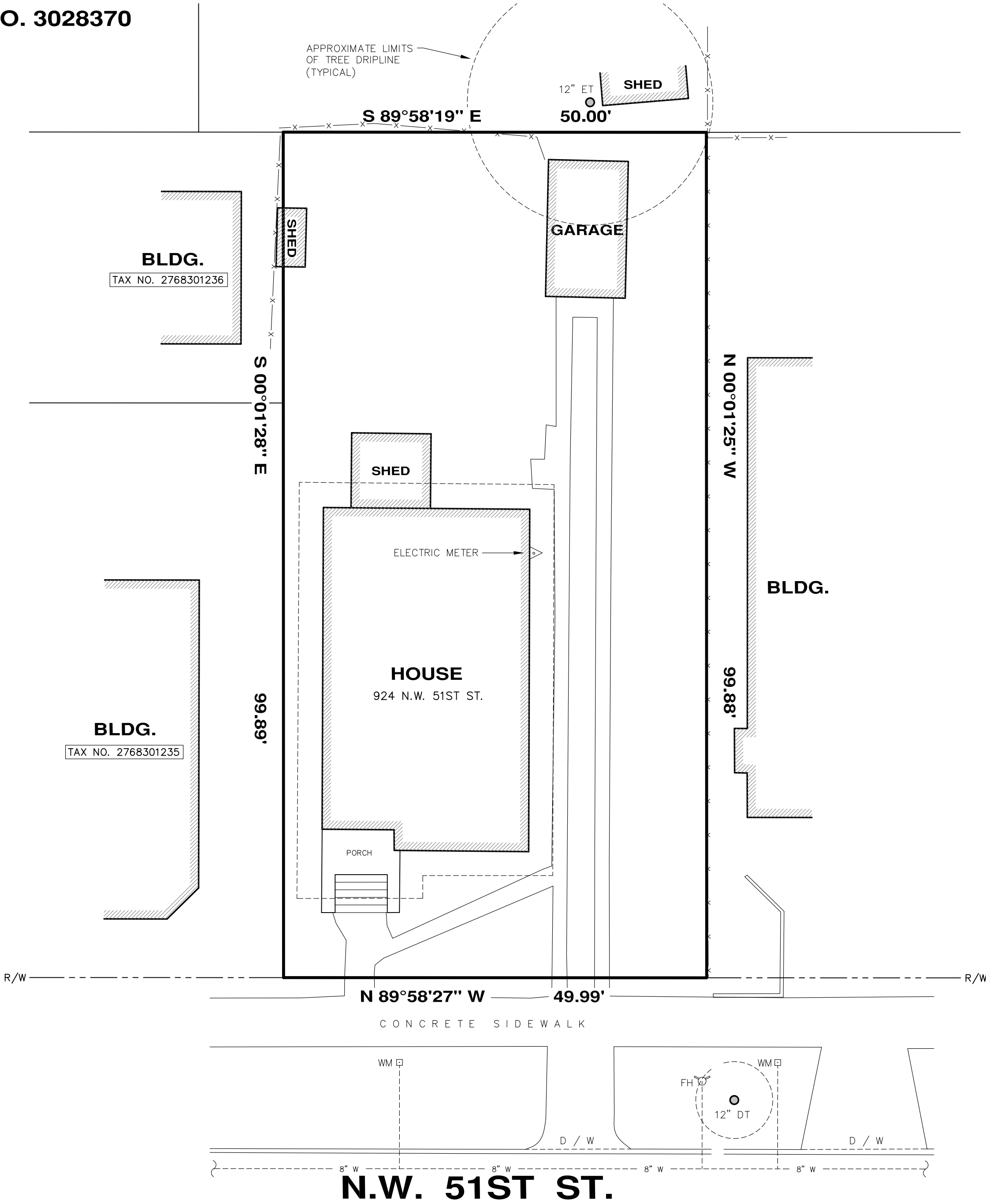


DATE: _____

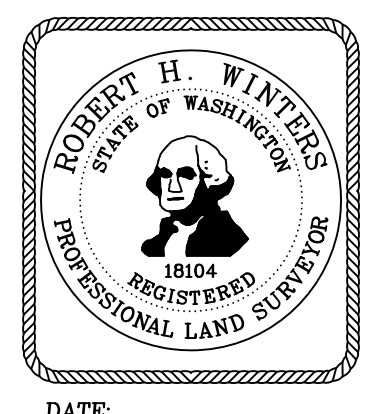
**CHADWICK
WINTERS**
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
NE 1/4, SW 1/4, SEC. 12, T. 25 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 06-12-17	PROJECT #: 17-5792
CHK. BY: RHW	SCALE: 1" = 20'	SHEET: 2 OF 5



EXISTING SITE CONDITIONS DETAIL

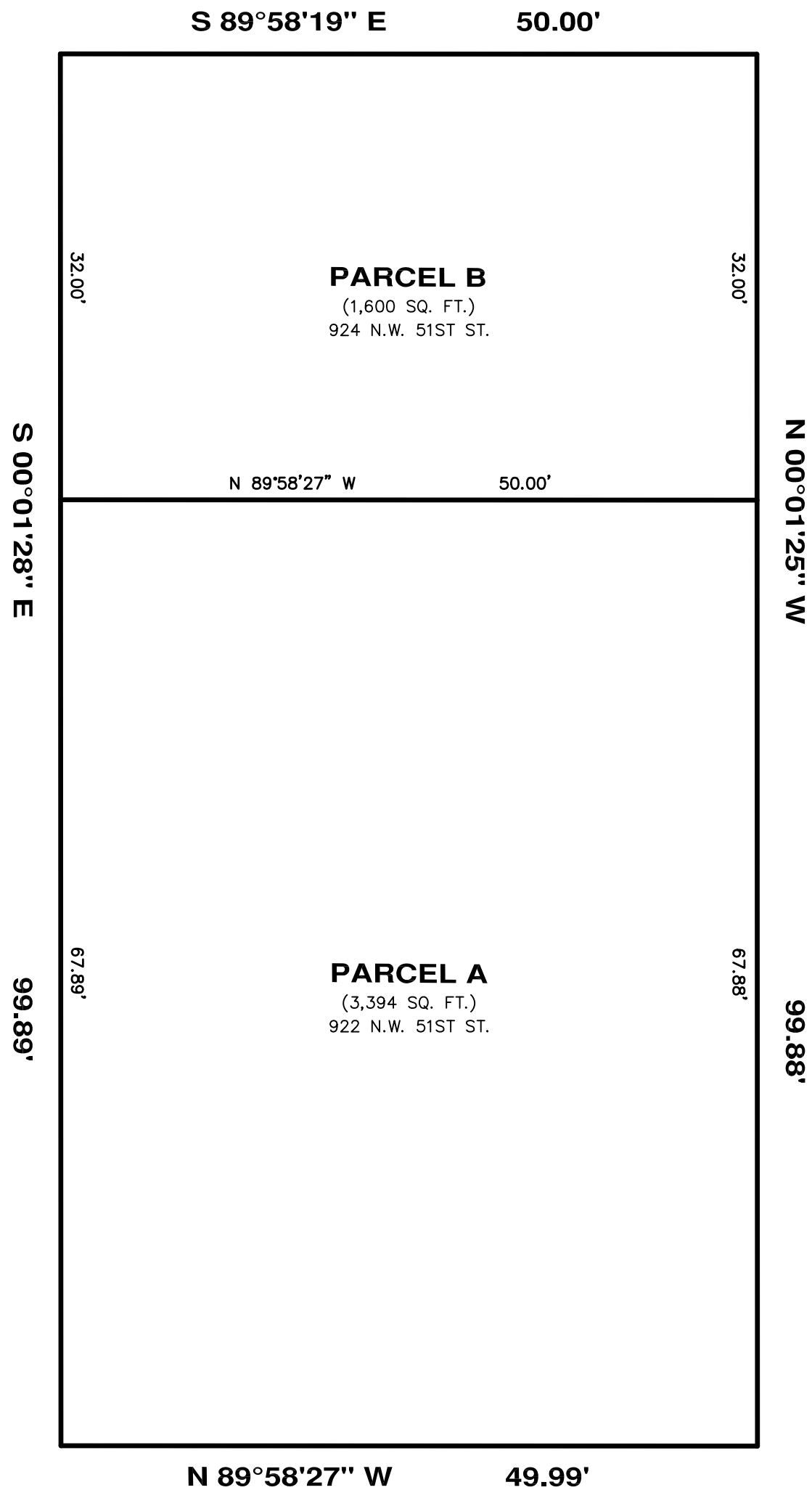
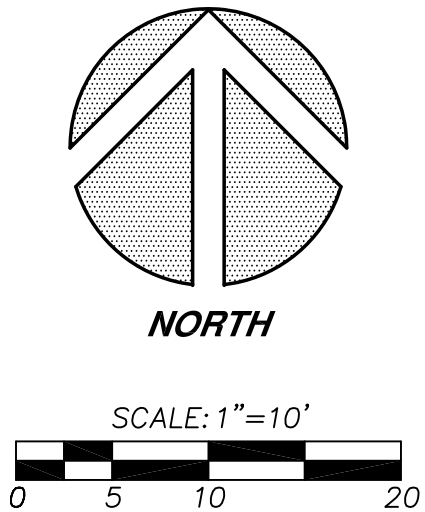


CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

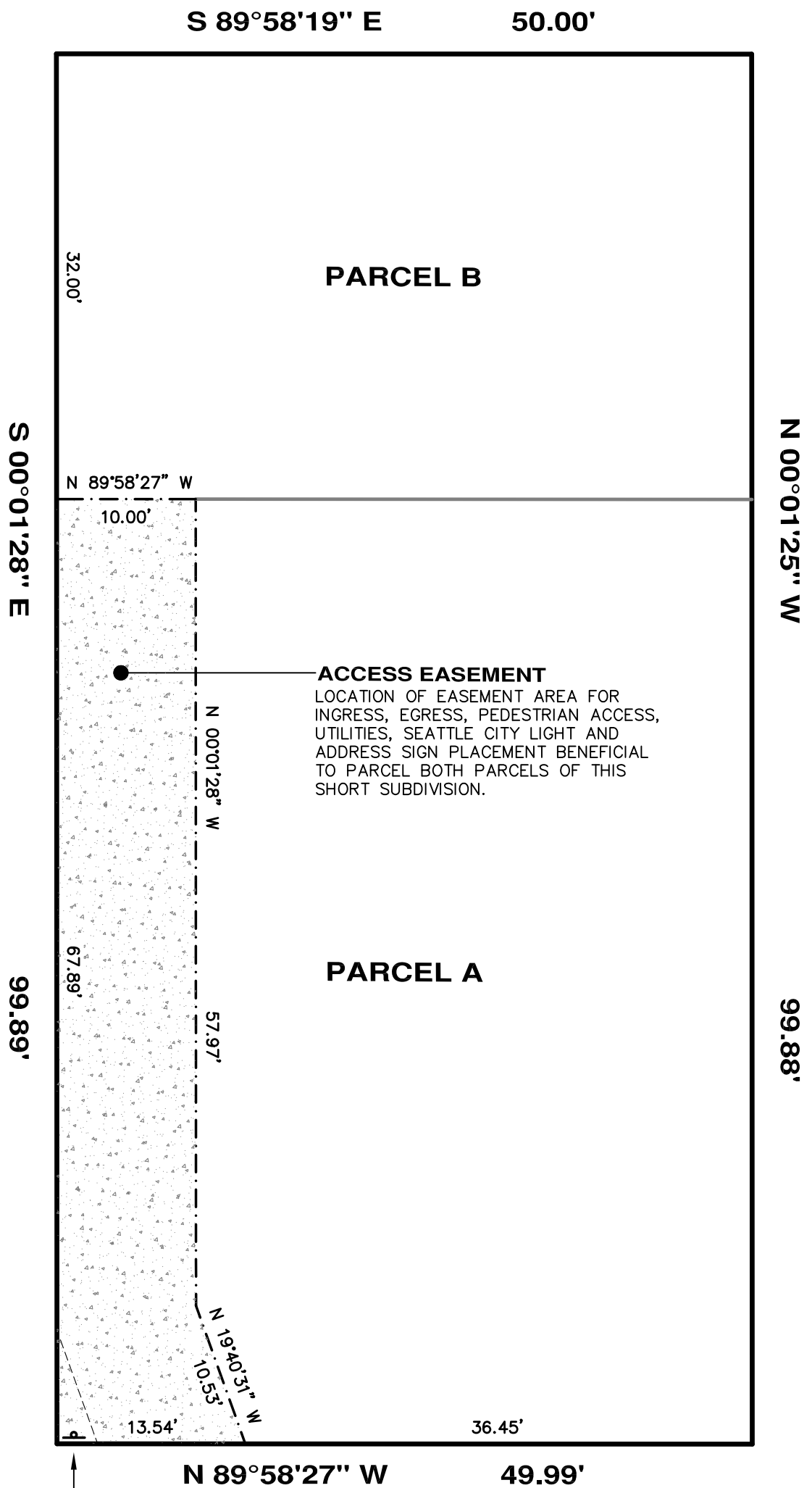
SURVEY IN:		
NE 1/4, SW 1/4, SEC. 12, T. 25 N., R. 3 E., W.M. KING COUNTY, WASHINGTON		
DRAWN BY: SAL	DATE: 06-12-17	PROJECT #: 17-5792
CHK. BY: RHW	SCALE: 1" = 10'	SHEET: 3 OF 5

17-5792Y.DWG

SHORT SUBDIVISION NO. 3028370

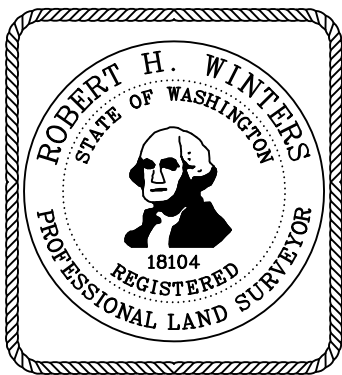


SHORT SUBDIVISION DETAIL



EASEMENT DETAILS

AN ADDRESS SIGN FOR PARCEL B IS TO BE POSTED AT A LOCATION VISIBLE FROM N.W. 51ST ST. AND IS TO BE MAINTAINED BY SAID PARCEL



DATE: _____

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
NE 1/4, SW 1/4, SEC. 12, T. 25 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON

DRAWN BY: SAL	DATE: 06-12-17	PROJECT #: 17-5792
CHK. BY: RHW	SCALE: 1" = 10'	SHEET: 4 OF 5

SHORT SUBDIVISION NO. 3028370

PROPOSED PARCEL DESCRIPTIONS:

PARCEL A (3,394 SQ. FT.)

THAT PORTION OF LOT 16, BLOCK 150, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF SAID LOT 16; THENCE N 00°01’28” W, ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 67.89 FT.; THENCE S 89°58’27” E, 50.00 FT.; THENCE S 00°01’25” E, 67.88 FT.; THENCE N 89°58’27” W, 49.99 FT. TO THE POINT OF **BEGINNING**.

SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, UTILITIES, SEATTLE CITY LIGHT AND ADDRESS SIGN PLACEMENT AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE SHORT SUBDIVISION.

PARCEL B (1,600 SQ. FT.)

THAT PORTION OF LOT 16, BLOCK 150, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF SAID LOT 16; THENCE S 00°01’25” E, ALONG THE EAST LINE OF SAID LOT FOR A DISTANCE OF 32.00 FT.; THENCE N 89°58’27” W, 50.00 FT.; THENCE N 00°01’28” W, 32.00 FT.; THENCE S 89°58’19” E, 50.00 FT. TO THE **POINT OF BEGINNING**.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, UTILITIES, SEATTLE CITY LIGHT AND ADDRESS SIGN PLACEMENT AS SHOWN AND DESCRIBED AS "ACCESS EASEMENT" ON THIS CITY OF SEATTLE SHORT SUBDIVISION.

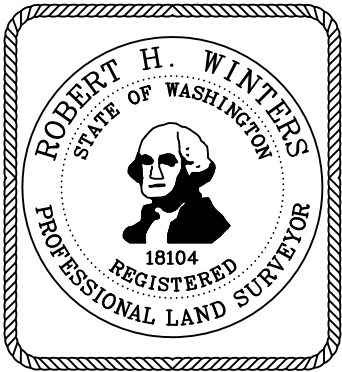
SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE SHORT SUBDIVISION.

ACCESS EASEMENT

AN EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, UTILITIES, SEATTLE CITY LIGHT AND ADDRESS SIGN PLACEMENT BENEFICIAL TO ALL LOTS WITHIN THIS UNIT LOT SUBDIVISION

THAT PORTION OF LOT 16, BLOCK 150, GILMAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 40, RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF SAID LOT 16; THENCE N 00°01’28” W, ALONG THE WEST LINE OF SAID LOT FOR A DISTANCE OF 67.89 FT.; THENCE S 89°58’27” E, 10.00 FT.; THENCE S 00°01’28” E, 57.97 FT.; THENCE S 19°40’31” E, 10.53 FT.; THENCE N 89°58’27” W, 13.54 FT. TO THE **POINT OF BEGINNING**.



DATE: _____

CHADWICK
WINTERS

LAND SURVEYING AND MAPPING

1422 N.W. 85TH ST., SEATTLE, WA 98117

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

EASEMENT MAINTENANCE AGREEMENT

SAID EASEMENTS OF THIS SHORT PLAT TO BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE PARCELS HAVING LEGAL ACCESS AND UTILITY SERVICE THEREFROM AND THEIR HEIRS, ASSIGNS AND SUCCESSORS.

INDIVIDUAL UTILITY SERVICE LINES, INCLUDING STORM AND SANITARY SIDE SEWER LINES, ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE UNIT OR PARCEL THE INDIVIDUAL SERVICE LINE SERVES. UTILITY SERVICE LINES WHICH SERVICE MORE THAN ONE UNIT OR PARCEL SHALL BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE UNITS OR PARCELS SERVICED.

THIS MAINTENANCE AGREEMENT COVERS NORMAL USAGE, WEAR AND TEAR, AND LIFE EXPECTANCY OF MATERIALS. ANY DAMAGE INCURRED BY AN INDIVIDUAL OWNER SHALL BE REPAIRED AND/OR RESTORED TO PRE DAMAGED CONDITION WITHIN 30 DAYS. THE OWNER WHICH INCURRED THE DAMAGE SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIR OR REPLACEMENT OF THE MATERIALS. IN NO EVENT SHALL ACCESS OR UTILITY SERVICE BE DENIED OTHER PROPERTY OWNERS OF SAID EASEMENTS FOR MORE THAN 24 HOURS

SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE SHORT SUBDIVISION NO. 3028370
EASEMENT (OVERHEAD AND UNDERGROUND)
P.M. #
KING COUNTY ASSESSOR’S TAX PARCEL NO. 276830130

THIS EASEMENT GRANTS TO THE CITY OF SEATTLE (HEREAFTER REFERRED TO AS GRANTEE), ITS SUCCESSORS AND ASSIGNS, THE RIGHT, PRIVILEGE AND AUTHORITY (AN "EASEMENT") TO INSTALL, CONSTRUCT, ERECT, ALTER, IMPROVE, REMOVE, REPAIR, ENERGIZE, OPERATE AND MAINTAIN ELECTRIC OVERHEAD AND UNDERGROUND DISTRIBUTION FACILITIES, WHICH CONSIST OF POLES WITH BRACES, GUYS AND ANCHORS, CROSS ARMS, TRANSFORMERS, DUCTS, VAULTS, MANHOLES, SWITCHES, CABINETS, CONTAINERS, CONDUITS, WIRES AND OTHER NECESSARY OR CONVENIENT APPURTENANCES TO MAKE SAID UNDERGROUND AND OVERHEAD INSTALLATIONS AN INTEGRATED ELECTRIC SYSTEM ("FACILITIES"). ALL SUCH ELECTRIC SYSTEM MAY BE LOCATED ANYWHERE ACROSS, OVER, UPON AND UNDER THE FOLLOWING DESCRIBED LANDS AND PREMISES ("PROPERTY") SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON:

THE INGRESS, EGRESS, & UTILITY EASEMENT LYING WITHIN PROPOSED PARCEL A OF THE CITY OF SEATTLE SHORT SUBDIVISION NO. 3028370

TOGETHER WITH THE RIGHT AT ALL TIMES TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, OF INGRESS TO AND EGRESS FROM THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, REMOVING, RENEWING, ALTERING, CHANGING, PATROLLING, ENERGIZING AND OPERATING SAID ELECTRIC SYSTEM.

TOGETHER WITH THE RIGHT AT ALL TIMES TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, TO CUT AND TRIM BRUSH, TREES OR OTHER PLANTS STANDING OR GROWING UPON THE PROPERTY WHICH, IN THE OPINION OF THE GRANTEE, INTERFERE WITH THE MAINTENANCE OR OPERATION OF THE SYSTEM, OR CONSTITUTE A MENACE OR DANGER TO SAID ELECTRIC SYSTEM.

IT IS FURTHER COVENANTED AND AGREED THAT NO STRUCTURE OR FIRE HAZARDS WILL BE ERECTED OR PERMITTED WITHIN THE ABOVE DESCRIBED PROPERTY, OTHER THAN THOSE PROPOSED STRUCTURES SHOWN ON THIS SUBDIVISION, WITHOUT PRIOR WRITTEN APPROVAL FROM THE GRANTEE, ITS SUCCESSORS AND ASSIGNS; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE PROPERTY WHICH WILL IN ANY MANNER DISTURB GRANTEE’S FACILITIES OR THEIR SOLIDITY OR UNEARTH ANY PORTION THEREOF; AND THAT NO BLASTING OR DISCHARGE OF ANY EXPLOSIVES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF GRANTEE’S FACILITIES.

THE CITY OF SEATTLE IS TO BE RESPONSIBLE, AS PROVIDED BY LAW, FOR ANY DAMAGE TO THE GRANTOR THROUGH ITS NEGLIGENCE IN THE CONSTRUCTION, MAINTENANCE AND OPERATION OF SAID ELECTRIC SYSTEM.

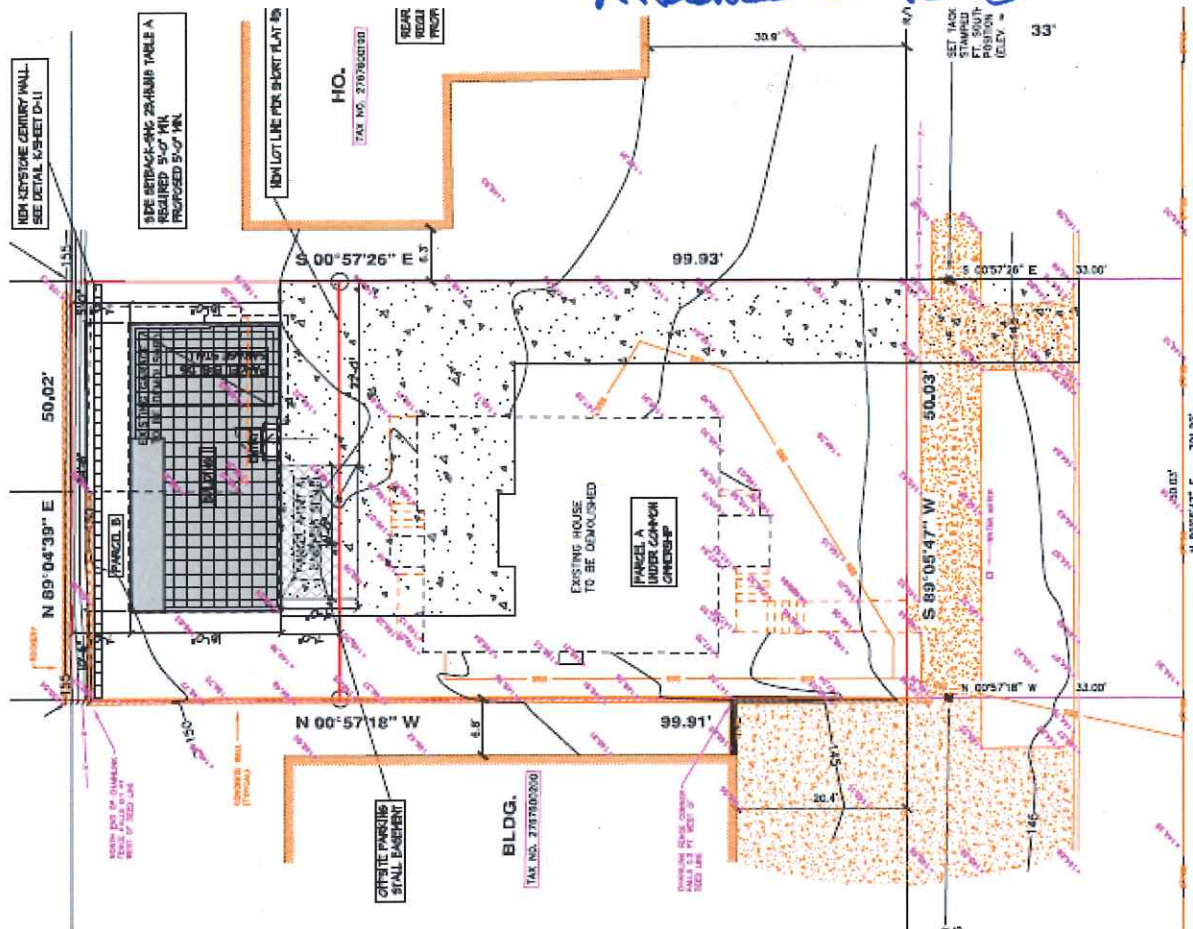
THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL SUCH TIME AS THE GRANTEE, ITS SUCCESSORS AND ASSIGNS SHALL PERMANENTLY REMOVE SAID ELECTRIC SYSTEM FROM SAID LANDS OR SHALL OTHERWISE PERMANENTLY ABANDON SAID ELECTRIC SYSTEM, AT WHICH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.

SURVEY IN:
NE 1/4, SW 1/4, SEC. 12, T. 25 N., R. 3 E., W.M.
KING COUNTY, WASHINGTON

17-5792X.DWG		
<i>DRAWN BY:</i> SAL	<i>DATE:</i> 06-12-17	<i>PROJECT #:</i> 17-5792
<i>CHK. BY:</i> RHW	<i>SCALE:</i> N/A	<i>SHEET: 5 OF 5</i>

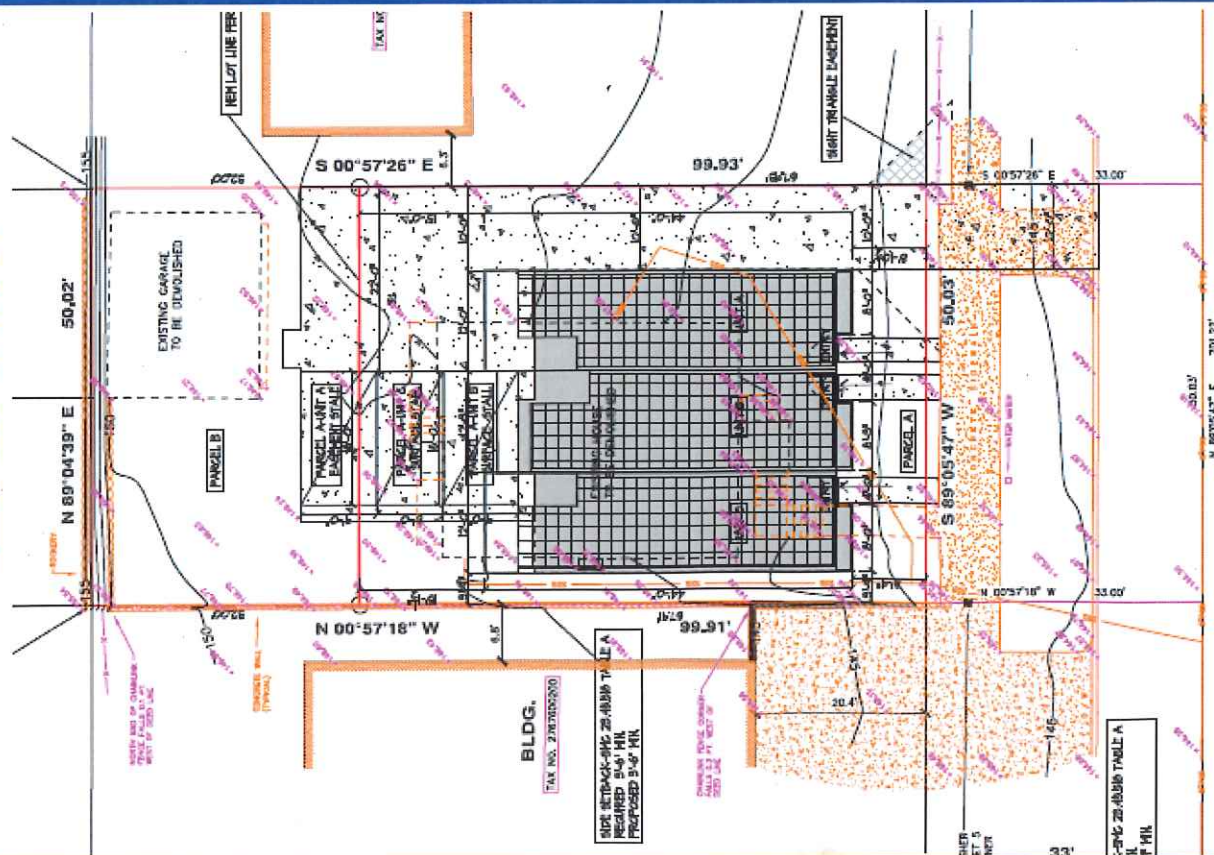
EXHIBIT 12 REF.
 Attached 12-5

2222 NW 64TH ST



N.W. 64TH ST.

2220 NW 64TH ST



N.W. 64TH ST.

SMC 23.84A.032 - "R"

- 20. "Rowhouse development" means a multifamily residential use in which all principal dwelling units on the lot meet the following conditions:
 - a. each dwelling unit occupies the space from the ground to the roof of the structure in which it is located;
 - b. no portion of a dwelling unit, except for an accessory dwelling unit or shared parking garage, occupies space above or below another dwelling unit;
 - c. each dwelling unit is attached along at least one common wall to at least one other dwelling unit, with habitable interior space on both sides of the common wall, or abuts another dwelling unit on a common lot line;
 - d. the front of each dwelling unit faces a street lot line;
 - e. each dwelling unit provides pedestrian access directly to the street that it faces; and
 - f. no portion of any other dwelling unit, except for an attached accessory dwelling unit, is located between any dwelling unit and the street faced by the front of that unit.

- 21. "Single-family dwelling unit" means a detached structure having a permanent foundation, containing one dwelling unit, except that the structure may also contain an accessory dwelling unit where expressly authorized pursuant to this Title 23. A detached accessory dwelling unit is not considered a single-family dwelling unit for purposes of this Chapter 23.84A.

- 22. "Townhouse development" means a multifamily residential use that is not a rowhouse development, and in which:
 - a. each dwelling unit occupies space from the ground to the roof of the structure in which it is located;
 - b. no portion of a dwelling unit occupies space above or below another dwelling unit, except for an attached accessory dwelling unit and except for dwelling units constructed over a shared parking garage; and
 - c. each dwelling unit is attached along at least one common wall to at least one other dwelling unit, with habitable interior space on both sides of the common wall, or abuts another dwelling unit on a common lot line.

23.45.512 - Density limits—LR zones

A. The minimum lot area per dwelling unit in LR zones for cottage housing developments, townhouse developments, and apartments, is shown on Table A for 23.45.512, except as provided in subsections 23.45.512.B, 23.45.512.C, 23.45.512.D, 23.45.512.E, and 23.45.512.G.

Table A for <u>23.45.512</u> Density Limits in Lowrise Zones				
Zone	Units allowed per square foot of lot area by category of residential use ⁽¹⁾			
	Cottage housing development ⁽²⁾ and single-family dwelling unit ⁽⁶⁾	Rowhouse development	Townhouse development ⁽⁴⁾	Apartment ⁽⁵⁾
LR1	1/1,600	1/1,600 or No limit ⁽³⁾	1/2,200 or 1/1,600	1/2,000 Duplexes and Triplexes only
LR2	1/1,600	No limit	1/1,600 or No limit	1/1,200 or No limit
LR3	1/1,600	No limit	1/1,600 or No limit	1/800 or No limit

Footnotes for Table A for 23.45.512

⁽¹⁾ When density calculations result in a fraction of a unit, any fraction up to and including 0.85 constitutes zero additional units, and any fraction over 0.85 constitutes one additional unit.

⁽²⁾ See Section 23.45.531 for specific regulations about cottage housing developments.

⁽³⁾ The density limit for rowhouse development in LR1 zones applies only on lots less than 3,000 square feet in size.

⁽⁴⁾ For townhouse developments that meet the standards of subsection 23.45.510.C, the higher density shown is permitted in LR1 zones, and there is no density limit in LR2 and LR3 zones.

⁽⁵⁾ For apartments that meet the standards of subsection 23.45.510.C, there is no density limit in LR2 and LR3 zones.

⁽⁶⁾ One single-family residence meeting the standards of subsection 23.45.510.C and Section 23.45.526 may be built on a lot that is existing as of April 19, 2011, and has an area of less than 1,600 square feet.